

ROUTING AND RECORD SHEET

SUBJECT: (Optional)

Repairs to South Side Chilled Water Line

FROM:

Chief, Operations, FMD, OL
3E24 Hqs.

EXTENSION

NO.

DATE

19 February 1988

TO: (Officer designation, room number, and building)

DATE

RECEIVED

FORWARDED

OFFICER'S INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1. C/FMD
3E14 Hqs.

2. C/NBPO

3. D/L

1-3 I agree with the attached memo - The only problem we have is one of funding. We must get this line in operation before summer -

2-3: By insisting on managing/directing the work ourselves, we are reducing the probability of recovering money from the BP 1 contractor. Moreover, we would have to significantly accelerate the work if we are to complete the project prior to the date Centex would want to initiate landscaping and paving on the southside of the NHB. If we do not, we will have to delete that work from the Centex contract and accomplish it via an FMD contract after completion of the chilled water digging. That may cost more than we will receive as a credit from Centex and would delay completion of the outside work. And, substantial digging in the area will undoubtedly interfere with other Centex work and may result in additional charges.

Notwithstanding the above, I agree that the line must be "stabilized" by this summer and that OL, via Allied, should direct the project in order to meet that objective. NBPO could make \$500K available from construction budget contingency funds.

18 February 1988

MEMORANDUM FOR: Chief, Facilities Management Division, OL

FROM:

Chief, Operations, FMD, OL

SUBJECT: Repairs to South Side Chilled Water Line

1. Since June 1986 we have been plagued with the leaking south side chilled water line. During late 1986, numerous tests were done on the line to convince NBPO and GSA that there was, in fact, a leak. In March 1987, NBPO's contractor made repairs to the line near the prototype building. This work improved the leaking line but fell far short of making the line serviceable and reliable. After a number of meetings between FMD and NBPO a procedure was established for Allied to acoustically identify leaks and NBPO's contractor to repair them. On one occasion, July 1987, Allied made several repairs to the line near the South Loading Dock. The last efforts to repair the line were done by GSA in November and December 1987.

2. After eighteen months of effort, the line is still not repaired to an acceptable level. In June 1987, the GSA project manager prepared a letter to the George Hyman Construction Company advising that the line had not been properly installed, that all joints of the line should be uncovered and all loose bolts tightened, and that the loose bolts were considered a latent defect.

3. Recently I established a task force consisting of technical personnel from my staff and Ogden-Allied to make recommendations for properly repairing the line. The task force recommended the following:

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- A. That only one entity should be responsible for repairing the chilled water line and that it should be FMD.
- B. The best technical solution was to abandon the existing line and install a new line at a different location. This will provide a reliable line and have minimum jeopardy to other existing utilities.
- C. The next most feasible option was to uncover the entire line and repair all joints. This will provide a reliable line but runs the risk of jeopardizing other existing utilities.
- D. The least preferred option was to continue with acoustically identifying and repairing leaks until such time as the line reaches an acceptable leak rate. Unless all joints are repaired, the line will not be reliable and there is the risk of jeopardizing other existing utilities.

4. In the FMD-NBPO meeting on 4 February 1988, I recommended that the uncover and repair option be implemented. However, in order to hopefully make the line serviceable for this summer it was decided that FMD, through Allied, would continue to acoustically identify leaks and NBPO would make repairs until the line is repaired to a serviceable level.

5. In my opinion, this is not an acceptable long term solution. Reliability of this line can only be assured if all joints are uncovered, bolts tightened, and the line tested at operating temperatures. The cost of this effort would be approximately \$500,000.

STAT

